



## 148 Comer Road, Worcester, WR2 5JD

Calling all students! This impressive 4 bedroom property is now available for the new academic year and boasts large rooms, bills inclusive and very close to the main University campus-only a 5 minute walk & only 5 minutes in to the heart of St Johns. EPC D.

[www.platinum-property.co.uk](http://www.platinum-property.co.uk)

£476 pcm  
Student Room

PLATINUM PROPERTY AGENTS 15-17 St Johns, Worcester, WR2 5AE

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## Property Location

Known as the village in the city, St Johns is situated on the western side of the River Severn and provides road links to Hereford and Leominster to the west, Malvern to the South and access to the M5 North via Worcester City centre or Holt Heath and M5 South via the southern by-pass. Worcester City centre is to the east of the river bridge and is accessible on foot or by Bus. St Johns centre boasts a Salisburys supermarket along with a selection of specialist stores including butchers, bakers and hardware. Directions - from our office proceed along Bromyard Road, turning right into Comer Road where number 148 can be found on the right near the end of the road.

## Property Details

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RENTS Room 1 - Bills Inclusive - £115.00pw

Room 2 - Bills Inclusive - £115.00pw

Room 3 - Bills Inclusive - £110.00pw

Room 4 - Bills Inclusive - £110.00pw

## Important Information

Deposit - £300

Council Tax Band - Exempt with qualifying certificate

Guarantor - A guarantor is usually required however some of our landlords are willing to be flexible subject to circumstances.

Agreements - Individual 11 months Assured Shorthold Tenancy agreements from 1st September to 31st July

Inclusive - Where indicated inclusive means the rent quoted usually includes: Electricity, Gas, Broadband, Water Rates and sometimes a Communal room TV Licence.

Furnished - Our student properties are fully furnished in line with the University of Worcester recommendations

Pets - This is a shared house and therefore pets would not be appropriate.

## Securing the Property

Having found the property you are looking for; the next step is to make an application.

We will forward to you and your guarantor our application form via e-mail requesting the information we require to verify your suitability for the property.

The property will not be reserved until the application form has been received from you and your guarantor

Our checks include verification of your identity, previous credit history, landlord and employment referencing together with an affordability assessment. Should you anticipate any issues please highlight these with us in advance to allow us to advise you whether your situation is likely to be accepted by our Landlord.

ON RECEIPT OF YOUR APPLICATION FORM THE PROPERTY WILL NOT BE OFFERED TO ANYONE ELSE HOWEVER THE PROPERTY WILL THEN BE RE-MARKETED IF YOU DO NOT SIGN YOUR TENANCY AGREEMENT WITHIN 7 DAYS OF APPLICATION.

ONCE SIGNED THE PROPERTY IS THEN SECURED FOR YOU AND WILL NOT BE OFFERED TO ANYONE ELSE. LIKEWISE, YOU AND YOUR GUARANTOR ARE LEGAL COMMITTED TO RENT THE PROPERTY FOR THE PERIOD OF THE TENANCY STATED IN THE AGREEMENT.

### **Successful Applications**

The deposit is payable on confirmation that your application has been successful, and the first month's rent is payable before to moving in. All funds must be cleared prior to moving in therefore please allow 5 business days for payments by cheque.

#### **Paying Online;**

Payee; Platinum Property Rentals

Ac. No.; 53559610

Sort Code; 20-71-45

Ref; Please use your room number and property address e.g. Rm 1 5 Avenue Road. Do not use your name or "rent" or "deposit" as these are difficult to trace

#### **Paying by Debit Card;**

Please call 01905 740580 and a member of staff would be happy to help.

### **Deposits**

The majority of our deposits are held independently by the Deposit Protection Service and are supported by a detailed inventory.

### **Tenancy Agreements**

Initially we usually offer 11 months assured shorthold tenancy which can be renewed for the following year with the agreement of the Landlord.

### **Tenant's Insurance**

At Platinum we would recommend for your protection you obtain Contents Insurance and Accident and Sickness Rent payment cover. Following application, we can introduce you to a suitable profession via Platinum Property Finance to obtain a competitive quotation.

**Please contact your local office for further information regarding this property.**

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